

CITY OF MESA

MINUTES OF THE PLANNING AND ZONING BOARD  
STUDY SESSION

Held in the City of Mesa Council Chamber (Lower Level)  
April 20, 2011 at 3:30 p.m.

MEMBERS PRESENT

Randy Carter, Chair  
Beth Coons, Vice Chair  
Chell Roberts  
Vince DiBella  
Lisa Hudson  
Suzanne Johnson

MEMBERS ABSENT

Brad Arnett (excused)

OTHERS PRESENT

John Wesley  
Gordon Sheffield  
Tom Ellsworth  
Angelica Guevara  
Lesley Davis  
Wahid Alam  
Debbie Archuleta

Others

Chairperson Carter declared a quorum present and the meeting was called to order at 3:30 p.m.

A. Review items on the agenda for the April 20, 2011 regular Planning & Zoning hearing.

The items on the April 20, 2011, agenda were discussed. No formal action was taken.

B. Review and discuss the Community Plan for the Mesa Proving Ground.

Staffmember Tom Ellsworth showed the Board the proposed colorboard for the project. There was no further discussion.

C. Review and provide comment on the following Major General Plan Amendment:

Request a change to the General Plan land use designation from Business Park to Medium Density Residential 4 to 6 dwelling units per acre for 262 acres located at the northwest corner of Signal Butte and Elliot Roads. Applicant, Whane of Mesa Limited Partnership LLLP and Betty Brown & Warren Steffey, Trustees of The Real Estate Holding Trust.

Staffmember Angelica Guevara explained the request and the proposed time line. Boardmember Coons stated she may have a conflict on this case.

Chair Carter stated he remembered there was disagreement between the owner of the site and Economic Development regarding the need to provide jobs in this area. He stated it appeared this proposal was piggy backing on the First Solar for their job numbers. He thought the site was too crucial to have this much residential.

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Boardmember Roberts was concerned this proposal was directly across the street from First Solar. He wanted an analysis from Economic Development.

Boardmember Vince DiBella stated he had looked the land plan and this proposal was just more of the same. There is nothing different from what already exists in the area.

D. Planning Director Updates:

None

The meeting adjourned at 3:58 p.m.

Respectfully submitted,

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John Wesley, Secretary  
Planning Director

***NOTE: Audiotapes of the Planning & Zoning Study Sessions are  
available in the Planning Division Office for review.***

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